

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NE & SW/S Naygall Road, SE of  
Glenmill Road & SW of Hines Road \* DEPUTY ZONING COMMISSIONER  
11th Election District \* OF BALTIMORE COUNTY  
6th Councilmanic District \*  
Donald S. Bushnell, et ux and \* Case No. 89-117-A  
Glen Mill Corporation \*  
Petitioners \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet for Lot 31, a window to tract boundary of 30 feet in lieu of the required 35 feet for Lots 1 and 2, building separations of 16 feet between the proposed dwellings on Lots 18 and 30 in lieu of the required 25 feet, and an amendment to the 1st Amended Final Development Plan of Glen Mill Estates, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Donald S. Bushnell (Scott), representing himself and his wife, appeared and testified concerning Lot 31. Louis I. Chivavacci, President, Glen Mill Corporation, appeared and testified concerning Lots 1, 2, 18 and 30 and was represented by Malcolm F. Spicer, Esquire. The following individuals appeared as Protestants: Robert and Mary Gorman, Donald S. Bushnell, D. Young, Howard Singleton, and Garry Masters.

Testimony presented by Donald Bushnell indicated that the property known as 9034 Naygall Road, or Lot 31 of Glen Mill Estates, is zoned D.R. 3.5 and is improved with a single family dwelling. Testimony indicated the Bushnells purchased the property with the existing improvements thereon. However, at the time of settlement, they were made aware that a violation of the required setbacks existed due to the location of a win-

dow. Mr. Bushnell argued that to deny the variance would result in tremendous hardship to them if removal of the window is required in order to comply with the zoning regulations. Petitioners argued that the granting of the variance will not result in any detriment to the health, safety or general welfare of the community.

None of the Protestants at the hearing objected to the variance requested for this particular property.

Testimony was presented by Louis Chivavacci concerning the variances for Lots 1, 2, 18 and 30 of Glen Mill Estates. He testified that the Glen Mill Corporation has entered into a potential contract of sale for a particular house to be constructed on Lot 18 which would require the requested variances. Further testimony indicated this Petitioner would need to request variances in order to develop Lots 1, 2 and 30 with houses. Petitioner deems appropriate for the neighborhood. Mr. Chivavacci indicated hardship or practical difficulty would result if the requested variances were denied as the marketability of the type of house which could be properly developed on the subject lots would be greatly reduced and diminish the value of surrounding properties in the development.

The Protestants objected to the Glen Mill Corporation's request indicating that in their opinion the hardship was self-created by Petitioners. Protestants argued that the subject lots could be developed with a comparable type of house without requesting a variance.

At the end of the hearing, the case was continued with the understanding that prior to any decision being made in this matter, the Glen Mills Corporation must obtain Planning Board approval of the amended plan as required pursuant to Sec. 1801.3A.7.b of the Baltimore County Zoning Regulations (B.C.Z.R.). More than five (5) months have passed since the

hearing and to date, Petitioners have not submitted any evidence of their continuing efforts to pursue this matter despite a request to update this office within thirty (30) days by letter dated March 3, 1989. As a result, a decision is being made based on the testimony and evidence presented at the original hearing.

With respect to Lot 31, an area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance requested for Lot 31 is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

With respect to Lots 1, 2, 18 and 30, Petitioners have failed to submit evidence of Planning Board approval of the amended development plan. In the opinion of the Deputy Zoning Commissioner, Petitioners' request cannot be ruled on due to its prematurity and therefore must be dismissed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of April, 1989 that a variance to permit a window to property line setback of 8 feet in lieu of the required 15 feet for Lot 31 and an amendment to the 1st Amended Final Development Plan of Glen Mills Estates, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED; and

IT IS FURTHER ORDERED that a variance to permit a window to tract boundary of 30 feet in lieu of the required 35 feet for Lots 1 and 2, building separations of 16 feet in lieu of the required 25 feet between proposed dwellings for Lots 18 and 30, and an amendment to the 1st Amended Final Development Plan of Glen Mill Estates accordingly, be and is hereby DISMISSED.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

April 7, 1989

Dennis F. Rasmussen  
County Executive

Mr. & Mrs. Donald S. Bushnell  
9034 Naygall Road  
Baltimore, Maryland 21234

Mr. Louis I. Chivavacci, President  
Glen Mills Corporation  
9032 Naygall Road  
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE  
NE & SW/S Naygall Road, SE of Glenmill Road & SW of Hines Road  
(9034 Naygall Road (Lot 31)) and Lots 1, 2, 18 and 30  
11th Election District - 6th Councilmanic District  
Donald S. Bushnell, et ux and Glen Mills Corporation - Petitioners  
Case No. 89-117-A

Dear Mr. & Mrs. Bushnell and Mr. Chivavacci:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in part in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

cc: Malcolm F. Spicer, Jr., Esquire  
Brooks & Spicer, 610 Bosley Avenue, Towson, Md. 21204

Mr. & Mrs. Robert Gorman, 9030 Naygall Road, Baltimore, Md. 21234

Mr. D. Young, 9104 Naygall Road, Baltimore, Md. 21234

Mr. Howard Singleton, 9000 Naygall Road, Baltimore, Md. 21234

People's Counsel File

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

89-117-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.c.6. (V.B.6.b.) To permit a window to property line 8' in lieu of the required 15' for Lot 31 and to amend the 1st Amended Final Development Plan of "Glen Mill Estates".

The undersigned, legal owner(s) of the property situate in Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) It was understood (believed) that the window was a standard feature of this model, the erection of which was not aware that the window should not be in this house. The fact that the window was installed was overlooked. The house was sold to the buyer with the window in place and would create a hardship on the homeowner if this variance were to be denied. A garage will be placed on lot 32, on the side of lot 31. Fire hydrant is located a reasonable distance from the house and does not represent any hazard to health, safety or property.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of April, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 7th day of October, 1989, at 10 o'clock A.M.

(over)

DESCRIPTION

Beginning on the N/E and S/W side of Naygall

Road, SE of Glenmill Road and SW of Hines Road.

NW of Joppa Road. Being lots #1,2,30,31, 18 in

the subdivision of Glen Mill Estates recorded in

the Land Records of Baltimore County in Book 55,

Folio 118. Containing the following acreages:

.170, .168, .155, .156, .420 in the 11th Election

District.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 1124 Date of Posting 9/16/89  
Posted for Variances  
Petitioner: Glen Mill Corporation, et al  
Location of property: NE & SW of Naygall Rd. SE of Hines Rd.  
SW of Joppa Rd.  
Location of Sign: Both signs set at the business of Glen Mill  
at the corner of Naygall Rd. on the property of Glen Mill  
Remarks: Variances  
Posted by Signature Date of return: 9/16/89  
Number of Signs: 2

"DUPLICATE"  
CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 15, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Sept 7, 1988.

Not least  
OWINGS MILLS TIMES,  
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Law of Baltimore County, hereby gives notice of a public hearing on the proposed Variance from Section 1801.2.c.6. (V.B.6.b.) To permit a window to property line 8' in lieu of the required 15' for Lot 31 and to amend the 1st Amended Final Development Plan of "Glen Mill Estates".

Petition for Zoning Variance Case number: 89-117-A NE & SW of Naygall Road, SE of Glenmill Road and SW of Hines Road 11th Election District 6th Councilmanic District

Public Hearing will be held on October 7, 1989 at 10:00 A.M. at the County Office Building, Room 108, Towson, Maryland 21204.

Variance to permit a window to property line 8' in lieu of the required 15' for Lot 31 and to amend the 1st Amended Final Development Plan of "Glen Mill Estates".

Variance to permit a window to tract boundary of 30 feet in lieu of the required 35 feet for Lots 1 and 2, building separations of 16 feet in lieu of the required 25 feet between proposed dwellings for Lots 18 and 30, and an amendment to the 1st Amended Final Development Plan of Glen Mill Estates accordingly, be and is hereby DISMISSED.

J. ROBERT HAINES  
Zoning Commissioner of Baltimore County







LAW OFFICES  
BROOKS & SPICER  
610 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

CHARLES E. BROOKS  
MALCOLM F. SPICER, JR.

(301) 296-2900

TELEFAX  
(301) 296-2379

December 13, 1988

Ann M. Nastarowicz  
Deputy Zoning Commissioner  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
NE & SW/S of Naygall Road, SE of Glen Mill Road  
and SW of Hines Road  
11th Election District - 6th Councilmanic District  
Case No. 89-117-A

Dear Ms. Nastarowicz:

In response to your letter of November 21, 1988, the language to which you refer was not intended to limit in any way your total authority to deny or grant the variances in question but was designed solely as a matter of convenience after consultation with Mr. James E. Dyer, Zoning Supervisor.

We fully understand that if one or more of the variances are denied the plan will either be amended accordingly or totally discarded. The Planning Board will also be aware that you have not in fact made a decision as your decision must await the outcome of the Planning Board action.

Sincerely yours,

*Malcolm F. Spicer, Jr.*  
Malcolm F. Spicer, Jr.

MFS/vac

cc: Glen Mill Corporation  
James E. Dyer, Zoning Supervisor

RECEIVED  
DEC 19 1988

ZONING OFFICE

LAW OFFICES  
BROOKS & SPICER  
610 BOSLEY AVENUE  
TOWSON, MARYLAND 21204

CHARLES E. BROOKS  
MALCOLM F. SPICER, JR.

(301) 296-2900

RECEIVED  
MAR 21 1989

TELEFAX  
(301) 296-2379

ZONING OFFICE

March 17, 1989

Glen Mill Corporation  
9656 Belair Road  
Baltimore, Maryland 21236

RE: Petition for Zoning Variance, Case No.: 89-117-A

Gentlemen:

Please find enclosed a letter from the Deputy Zoning Commissioner in connection with the above.

Since this office is no longer representing you in connection with this Petition, you should communicate directly with Deputy Zoning Commissioner.

I am, by copy of this letter, advising the Deputy Zoning Commissioner to strike this firm's appearance from the above referenced case.

Sincerely yours,

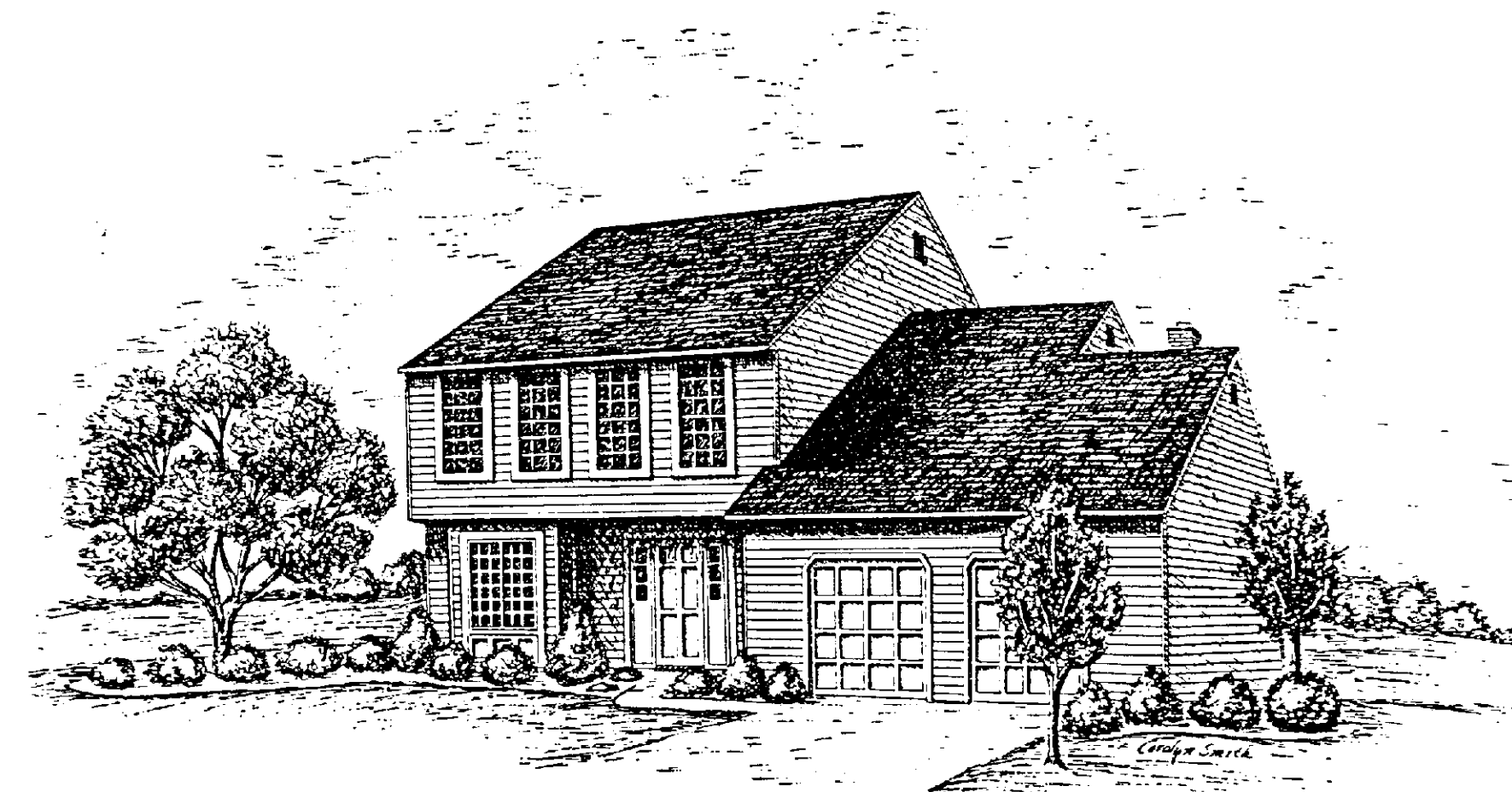
*Malcolm F. Spicer, Jr.*  
Malcolm F. Spicer, Jr.

MFS/vac  
Enclosure

cc: Ann M. Nastarowitz

# the Brockton

R C



Distinctive Homes In The Classic Tradition



NOTE: A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

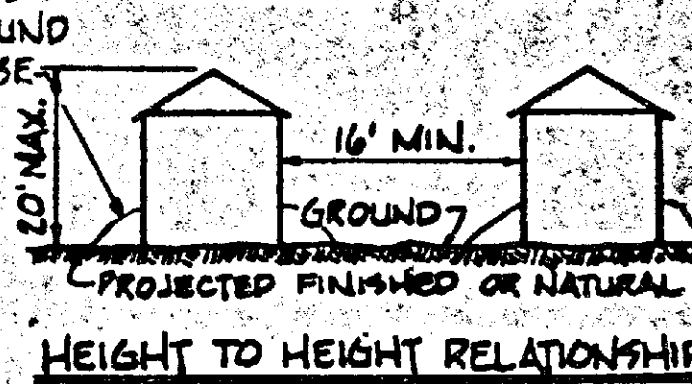
# HINES ROAD

NOTE: ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPES, BUT MUST COMPLY WITH SECTIONS 400 & 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS.

### WETLAND AREA

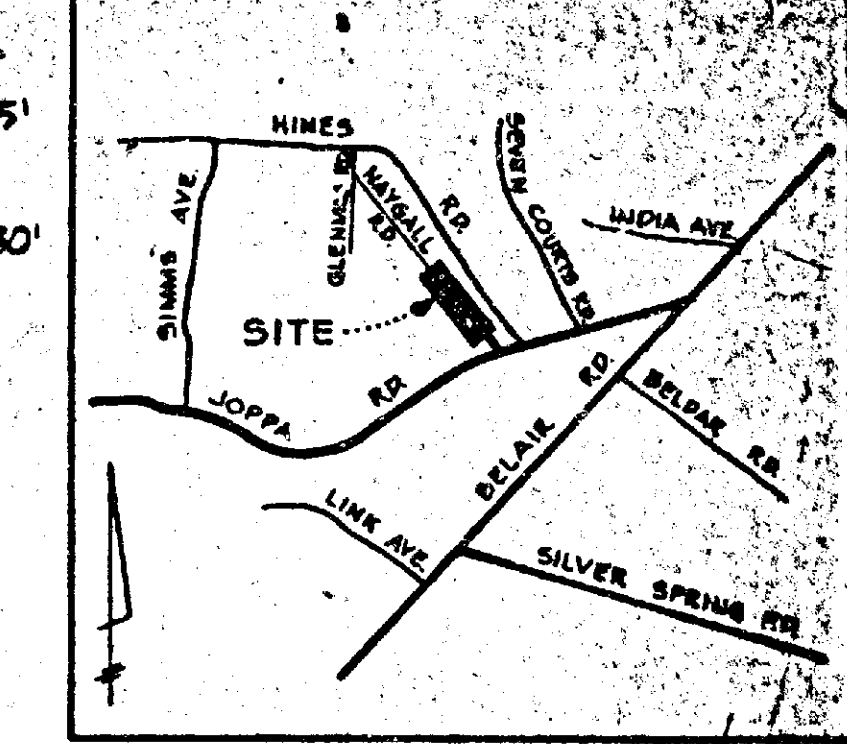
NOTE: NO CLEARING OR GRADING IN AREAS OF WETLAND EXCEPT AS NECESSARY TO CONSTRUCT ROADWAY, CULVERT OR STORM WATER MANAGEMENT FACILITIES. AREAS THAT NEED TO BE DISTURBED ARE TO BE RE-VEGETATED WITH APPROPRIATE WETLAND GRASSES, SHRUBS AND TREES. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

NOTE: NO WINDOWS IN ENDS (ADES) OF UNITS.

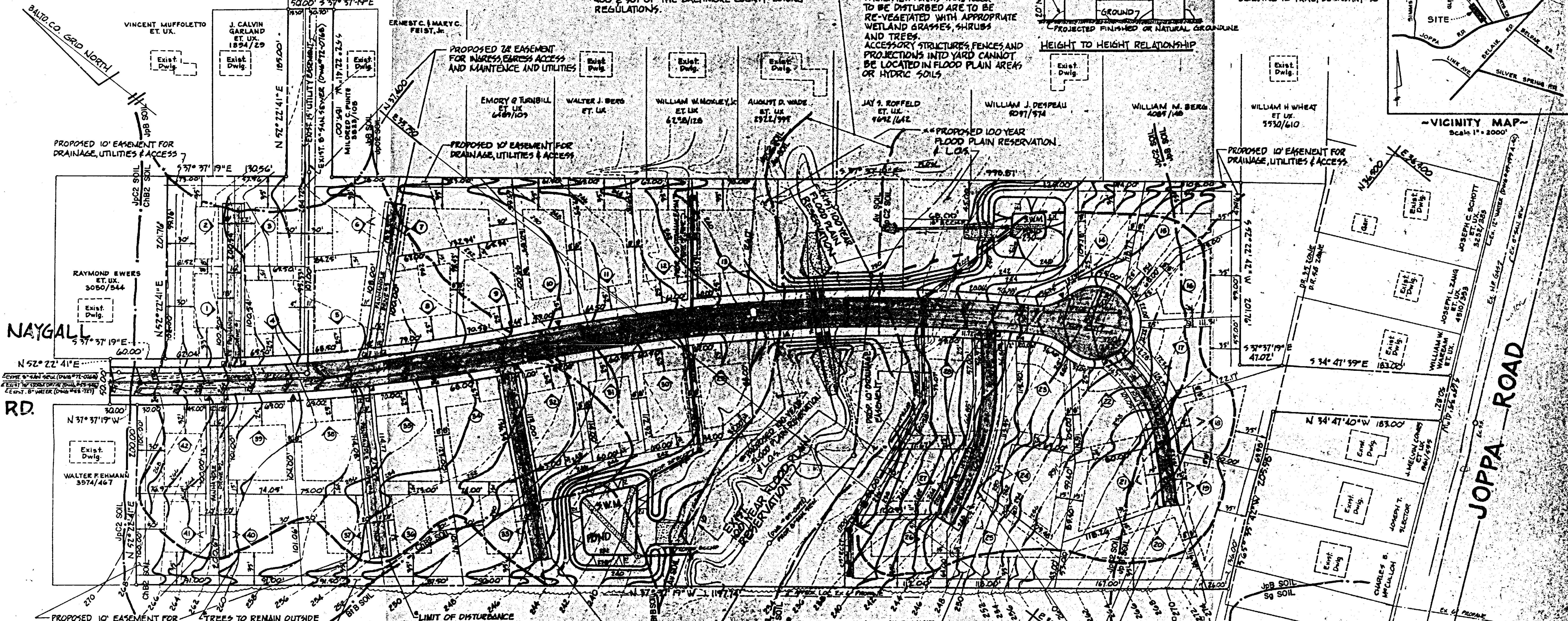


### TYPICAL SETBACK REQUIREMENTS

WINDOW TO WINDOW = 40'  
WINDOW TO TRACK BOUNDARY = 35'  
WINDOW TO STREET R/W = 25'  
WINDOW TO LOT LINE = 15'  
BUILDING TO TRACT BOUNDARY = 30'



-VICINITY MAP-  
Scale 1" = 2000'



### LEGEND

- AREA OF PROPOSED PAVING
- PROPOSED BUILDING ENVELOPE
- EXISTING CONTOUR LINE (2' INTERVAL)
- PROPOSED CONTOUR LINE (2' INTERVAL)

### GENERAL NOTES

- DEED REFERENCE: W.J.R. 1559/112.
- ACCOUNT NO. 11-23-000806, 11-23-000809 & 11-23-000810
- EXISTING ZONING OF SITE: DR. 35 & DR. 55
- CENUS TRACT NO. 4114.09
- WATERSHED NO. 4
- SUB-SEWERED 25
- FOR LOCATION OF EXISTING FIRE HYDRANTS: SEE SHEET NO.
- ALL ROADWAYS AND PARKING BAYS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9'x18' MIN. (SEE DETAIL)
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY.
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- CONTOUR INTERVALS = 2' (PROP.) 2' (EXIST.)
- STREET LIGHTS WILL BE 100 WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES (SHOWN AS 'A')
- THIS SITE CONTAINS NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS, OR HAZARDOUS MATERIALS.
- PANHANDLE DRIVEWAYS TO BE 16' WIDE PAVED WITH BITUMINOUS CONCRETE AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS IN PROPORTION TO THE LENGTH NEEDED TO GAIN ACCESS TO THEIR INDIVIDUAL LOT.
- EXISTING VEGETATION ON SITE IS MIXED HARDWOOD TREES. EXISTING TIMBER TO BE REMOVED ONLY IN THE AREAS OF SUBSTANTIAL GRADING OR WITHIN AREAS OF CONFLICT WITH HOUSE PLACEMENT. 96% OF THE SITE IS WOODED, 60% IS TO BE REMOVED.
- ESTIMATED AVERAGE DAILY SEWER FLOW = 13,230 GALLONS PER DAY.
- UNITS TO BE SOLD.
- TREES ARE TO REMAIN EVEN INSIDE 'LIMITS OF DISTURBANCE LINE' AROUND HOUSES WHERE EXTENSIVE GRADING IS NOT PERFORMED (AREAS OF 1 FOOT OR LESS CUT OR FULL ARE NOT EXTENSIVE)
- PROP. 100 YR. FLOOD PLAIN AREAS REPRESENT LAND DEDICATED TO THE 100 YEAR FLOOD PLAN TO MEET LOCAL OPEN SPACE REQUIREMENTS. THESE ARE TO REMAIN UNDISTURBED WHERE POSSIBLE, AND ARE TO BE MAINTAINED AS 100 YEAR FLOOD PLAIN AREAS. THIS LAND IS TO BE DEDICATED TO BALTIMORE COUNTY.

NOTES: THIS DEVELOPMENT COMPLIES WITH THE CR6 PLAN AND ALL CR6 COMMENTS. THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAY OR PARKING PAD ENTRANCES IS TO BE DETERMINED BY OWNER WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.

THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

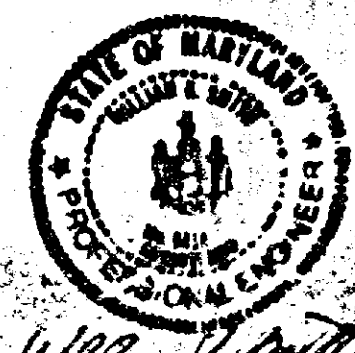
OWNER: RICHARD E. WALTON  
4100 PERRYVIEW RD  
BALTIMORE, MARYLAND

APPLICANT: GLEN MILL CORPORATION  
CONTRACT 96% BELAIR ROAD  
PURCHASER: BELAIR, MD 21236

NOTE: LIMITS OF CLEARING ARE TO BE STAKED IN THE FIELD PRIOR TO GRADING. NOTIFY HUMAN & ROHDE INC. @ 825-3885 48 HOURS PRIOR TO BEGINNING GRADING.

APPROVED BY CR6  
APRIL 16, 1986

**HURST-ROSCHKE ENGINEERS, INC.**  
CONSULTING ENGINEERS  
50 SCOTT ADAM ROAD  
COCKEYSVILLE, MD. 21030  
683-1683



### DENSITY CALCULATIONS

ZONING	DR. 35 & DR. 55
AREA	NET 12.962 A GROSS 17.014 A
DENSITY	ALLOWED = 46.1 UNITS PROP. = 47 SINGLE FAMILY HOUSES
*OPEN SPACE	REQ'D = 270 54 FT. (27,300 SQ. FT.) PROP. = 29880 SQ. FT. (26859 A.)
PARKING	REQ'D = 27 DWELLING = 84 PROP. = 84 SPACES
ADT'S	4 LOTS @ 12.4 + 36 LOTS @ 10.4 = 445

\*\* L.O.S. REQUIREMENTS HAVE BEEN MET IN CONJUNCTION WITH 100 YEAR FLOOD PLAN.

### FIRST AMENDED

FINAL DEVELOPMENT PLAN	
<b>GLEN MILL ESTATES</b>	
11th Election District	5th Councilmanic District
BALTIMORE COUNTY, MARYLAND	
Scale: 1" = 50'	Date: SEPT. 22, 1986

### DENSITY CALCULATIONS

DR. 55 ZONE:  
0.2135 \* 0.0350 = 0.2465  
0.2465 \* 55 = 13.67

DR. 35 ZONE:  
12.7545 \* 0.077 \* 12.771  
12.771 \* 3.5 = 44.701

TOTAL UNITS ALLOWED  
13.67 + 44.701 = 58.371

OFFICE OF PLANNING & ZONING  
APPROVED BY: \_\_\_\_\_  
DIRECTOR OF PLANNING & ZONING  
ZONING COMMISSIONER: \_\_\_\_\_

PETITIONER'S  
EXHIBIT 1

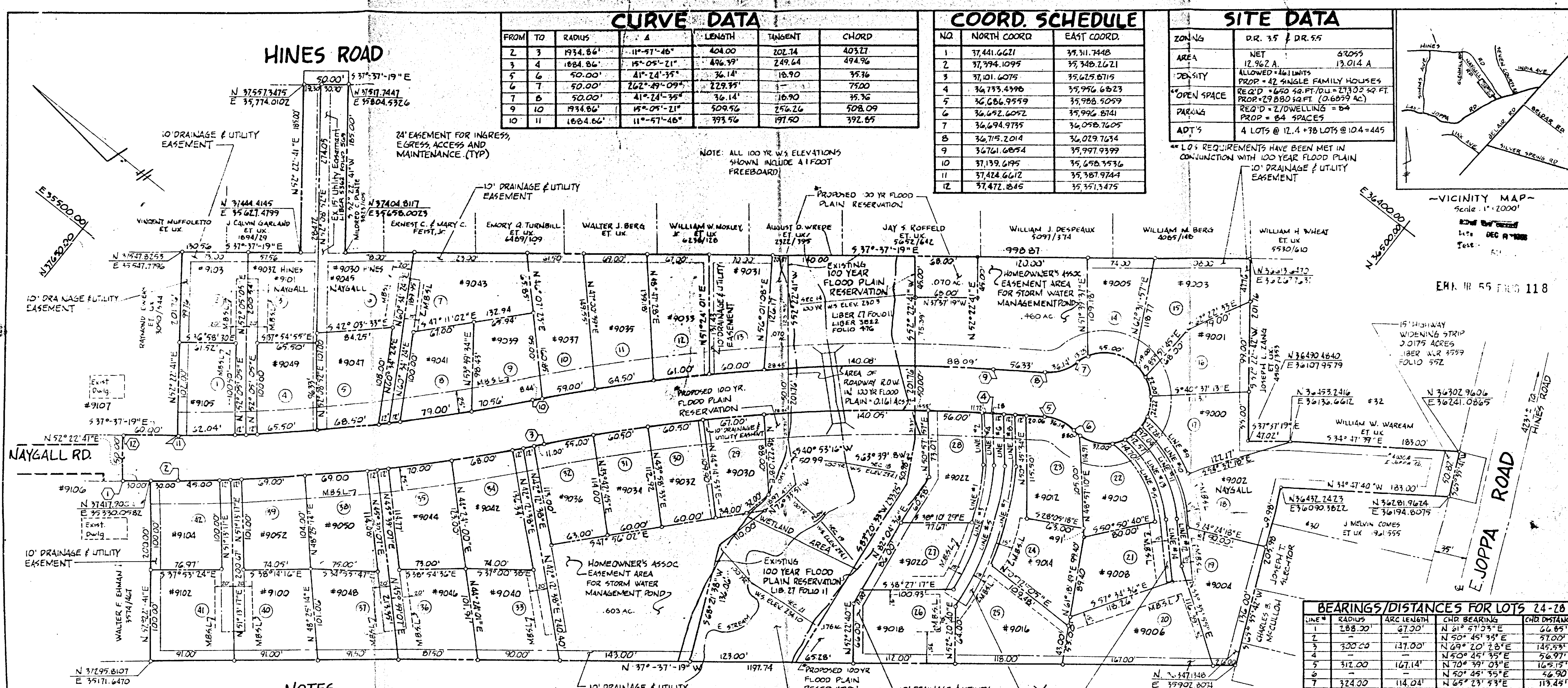
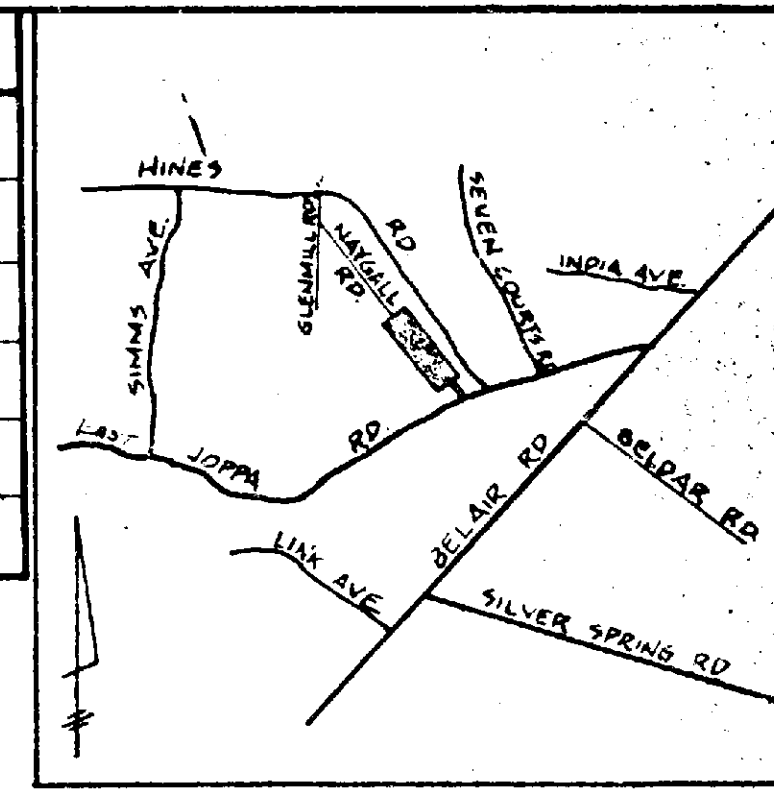


# HINES ROAD

CURVE DATA					
FROM	TO	RADIUS	Δ	LENGTH	TANGENT
2	3	1934.86'	11°-57'-46"	404.00'	202.74'
3	4	1884.86'	15°-05'-21"	496.99'	249.64'
5	6	50.00'	Δ1°-24'-35"	36.14'	18.90'
6	7	50.00'	262°-49'-09"	229.35'	75.00'
7	8	50.00'	Δ1°-24'-35"	36.14'	18.90'
9	10	1934.86'	15°-05'-21"	509.96'	256.26'
10	11	1884.86'	11°-57'-46"	393.56'	197.50'

COORD. SCHEDULE		
NQ	NORTH COORD.	EAST COORD.
1	37,441.6621	37,311.7448
2	37,394.1095	37,348.2621
3	37,101.6075	35,625.8715
4	36,733.4398	35,956.6823
5	36,686.9559	35,988.5059
6	36,652.6052	35,996.8741
7	36,694.9735	36,058.7605
8	36,715.2014	36,029.7634
9	36,761.6854	35,997.9399
10	37,139.6195	35,658.3536
11	37,424.6612	35,387.9744
12	37,472.1845	35,351.3475

SITE DATA	
ZONING	D.R. 3.5 & D.R. 5.5
AREA	NET 12.962 A. GROSS 13.014 A.
DENSITY	ALLOWED 46 UNITS PROP. 42 SINGLE FAMILY HOUSES
OPEN SPACE	REQ'D 650 SQ. FT./LOT = 27,300 SQ. FT. PROP. 29,880 SQ. FT. (0.6839 AC)
PARKING	REQ'D 2/DWELLING = 84 PROP. 84 SPACES
ADT'S	4 LOTS @ 12.4 + 38 LOTS @ 10.4 = 445



## NOTES

- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE COUNTY PLAT.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68, BILL 56-62.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- C.R.G. PLAN WAS APPROVED ON: 4/16/86
- DEED OWNERSHIP: W.J.R. 3559/552.
- TRAX RECORDING: 11-25-86 200, 11-25-86 200
- 11-25-86 200

\* PROPOSED 100 YR. FLOOD PLAIN RESERVATION AREAS REPRESENT LAND TO BE DEDICATED TO BALT. CO. TO SATISFY LOCAL OPEN SPACE REQUIREMENTS. THESE AREAS ARE TO BE MAINTAINED AS 100 YR. FLOOD PLAIN AREAS.

NOTE: NO CLEARING OR GRADING IN AREAS OF WETLAND EXCEPT AS NECESSARY TO CONSTRUCT ROADWAY, CULVERT OR STORM WATER MANAGEMENT FACILITIES. AREAS THAT NEED TO BE DISTURBED ARE TO BE RE-VEGETATED WITH APPROPRIATE WETLAND GRASSES, SHRUBS AND TREES.

## GLEN MILL ESTATES RESUBDIVISION OF "JOPPA VILLAGE"

LIBER WJR 3559 FOLIO 552

BEARINGS/DISTANCES FOR LOTS 24-28				
LINE #	RADIUS	ARC LENGTH	CHD BEARING	CHD DISTANCE
2	288.00'	67.00'	N 21° 57' 03" E	66.85'
3	—	—	N 50° 45' 35" E	57.00'
4	300.00'	131.00'	N 69° 20' 28" E	145.53'
5	312.00'	167.14'	N 50° 45' 35" E	56.97'
6	—	—	N 70° 39' 03" E	16.15'
7	324.00'	114.04'	N 50° 45' 35" E	56.90'
8	—	—	N 65° 23' 53" E	113.45'

BEARINGS/DISTANCES FOR LOTS 17-22				
LINE #	RADIUS	ARC LENGTH	CHD BEARING	CHD DISTANCE
9	173.50'	78.00'	N 16° 33' 33" E	77.34'
10	161.50'	126.56'	N 27° 19' 52" E	125.19'
11	149.50'	108.82'	N 25° 13' 48" E	106.43'
12	—	—	N 46° 04' 56" E	53.18'
13	137.50'	103.56'	N 24° 30' 19" E	101.13'
14	—	—	N 46° 04' 56" E	69.44'
15	125.50'	104.00'	N 23° 00' 30" E	101.04'

## OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (2) OF SECTION 1-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Richard E. Walton

**PETITIONER'S  
EXHIBIT**

## HURST-ROSCH ENGINEERS, INC.

CONSULTING ENGINEERS  
50 SCOTT ADAM ROAD  
COCKEYSVILLE MD 21030  
683-1683

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

DIRECTOR OF HEALTH DATE

P.W.A. COMPLETED FINAL PLAT CHECKED

ENGINEERING DATE

APPROVED BY DIRECTOR OF PLANNING AND ZONING

DIRECTOR DATE

## NOTE

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE

STATIONS:  
NO. 1 ELEV. 287.702  
X-4542 287.702  
COORDINATES  
N 35610.23 E 35224.09  
N 35610.15 E 35213.83

## SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (2) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.



SURVEYOR  
JAMES B. THOMAS  
1104 WISEBURG ROAD  
WHITE HALL, MD 21161  
(301) 357-4428

## GLEN MILL ESTATES

11th Election District 5th Councilmanic District

BALTIMORE COUNTY, MARYLAND

Scale: 1"=50'

Date: OCTOBER 1986